



Big Bear City

Sales Comparables - December 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear City	777 W Aeroplane Blvd	652	\$ 486.00	2	1	12/1/2025	\$ 317,500.00	5000	0.11	0311-056-22-0000
Big Bear City	42507 Bear Loop	2621	\$ 377.00	4	2	12/1/2025	\$ 990,000.00	13000	0.3	0304-451-11-0000
Big Bear City	1408 Klamath Rd	3222	\$ 434.00	4	3	12/1/2025	\$ 1,400,000.00	7888	0.18	2350-163-02-0000
Big Bear City	1153 Pine Ridge Ln	1356	\$ 286.00	3	2	12/1/2025	\$ 389,000.00	4500	0.1	0315-111-14-0000
Big Bear City	513 Angeles Blvd	1512	\$ 320.00	3	2	12/2/2025	\$ 485,000.00	7910	0.18	0312-381-72-0000
Big Bear City	801 Central Ln	992	\$ 262.00	2	2	12/3/2025	\$ 260,000.00	4455	0.1	0315-124-36-0000
Big Bear City	1100 E Big Bear Blvd	880	\$ 380.00	2	1	12/4/2025	\$ 335,000.00	7866	0.18	0312-035-17-0000
Big Bear City	830 Villa Grove Ave	1118	\$ 360.00	3	1	12/4/2025	\$ 403,000.00	7200	0.17	2328-612-05-0000
Big Bear City	481 Woodside Dr	1670	\$ 302.00	3	1	12/4/2025	\$ 505,000.00	7620	0.17	0311-292-33-0000
Big Bear City	200 E Fairway Blvd	564	\$ 514.00	1	1	12/5/2025	\$ 290,000.00	5000	0.11	0311-185-01-0000
Big Bear City	1304 Malabar Way	1688	\$ 281.00	2	2	12/8/2025	\$ 475,000.00	10440	0.24	0314-464-10-0000
Big Bear City	549 S Marlowe Dr	1008	\$ 376.00	2	2	12/8/2025	\$ 380,000.00	4700	0.11	0312-071-35-0000
Big Bear City	409 E Mountain View Blvd	1811	\$ 300.00	2	2	12/8/2025	\$ 545,000.00	7957	0.18	0312-381-17-0000
Big Bear City	1073 Whispering Forest Dr	1408	\$ 262.00	3	2	12/9/2025	\$ 370,000.00	7383	0.17	0313-363-08-0000
Big Bear City	802 Robinhood Blvd	1062	\$ 331.00	3	1	12/10/2025	\$ 352,000.00	2500	0.06	0311-084-14-0000
Big Bear City	427 Belmont Dr	1816	\$ 330.00	3	2	12/11/2025	\$ 600,000.00	7200	0.17	0311-312-09-0000
Big Bear City	42573 Bear Loop	3190	\$ 319.00	5	4	12/15/2025	\$ 1,020,000.00	14200	0.33	0304-451-01-0000
Big Bear City	615 Elysian Blvd	1064	\$ 296.00	2	1	12/15/2025	\$ 315,000.00	5000	0.11	0313-152-46-0000
Big Bear City	436 Salem Dr	1058	\$ 388.00	2	1	12/16/2025	\$ 411,000.00	8125	0.19	0311-311-44-0000
Big Bear City	313 Sugarloaf Blvd	1642	\$ 277.00	2	2	12/17/2025	\$ 455,000.00	3800	0.09	0311-135-04-0000
Big Bear City	524 E Mountain View Blvd	1484	\$ 326.00	3	2	12/18/2025	\$ 485,000.00	7210	0.17	0312-381-83-0000
Big Bear City	421 Saint Cloud Cir	1052	\$ 299.00	2	1	12/18/2025	\$ 315,000.00	7904	0.18	0314-591-23-0000
Big Bear City	436 Elysian Blvd	864	\$ 334.00	2	1	12/22/2025	\$ 289,000.00	6101	0.14	0313-143-23-0000
Big Bear City	489 Woodside Dr	1500	\$ 320.00	3	2	12/22/2025	\$ 480,000.00	7800	0.18	0311-292-34-0000
Big Bear City	45481 3rd St	900	\$ 344.00	2	2	12/23/2025	\$ 310,000.00	5000	0.11	0314-017-37-0000
Big Bear City	273 Pine Ln	1745	\$ 329.00	3	2	12/29/2025	\$ 575,000.00	10000	0.23	0312-431-04-0000
Big Bear City	820 A Ln	872	\$ 275.00	2	1	12/30/2025	\$ 240,000.00	2310	0.05	0315-166-15-0000
Big Bear City	1242 E Alpinview Dr	1720	\$ 377.00	3	2	12/30/2025	\$ 650,000.00	7228	0.17	0314-641-52-0000



Lawyers Title

Big Bear City

Sales Comparables - December 2025

<i>Total Sales:</i>	28
<i>Average Sales Price:</i>	\$487,196.43
<i>Average Square Feet:</i>	1445